090.0	0002	0015.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,800 /	766,800
					USE VALUE:	766,800 /	766,800
					ASSESSED:	766,800 /	766,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEENEY TIMOTHY J & NANCY E
Owner 2:	
Owner 3:	
Street 1:	54 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAVALLARO AUGUSTUS J/ESTATE -
Owner 2:	-
Street 1:	54 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,856 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 1623 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5856.000	349,800		417,000	766,800
Total Card	0.134	349,800		417,000	766,800
Total Parcel	0.134	349,800		417,000	766,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.46 | /Parcel: 472.4

Legal Description

User Acct 57654

GIS Ref

GIS Ref

Insp Date 07/22/16

Entered Lot Size

Total Land:

Land Unit Type:

!7301!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,800	0	5,856.	417,000	766,800	766,800	Year End Roll	12/18/2019
2019	101	FV	257,600	0	5,856.	422,900	680,500	680,500	Year End Roll	1/3/2019
2018	101	FV	257,600	0	5,856.	315,700	573,300	573,300	Year End Roll	12/20/2017
2017	101	FV	257,600	0	5,856.	285,900	543,500	543,500	Year End Roll	1/3/2017
2016	101	FV	150,100	0	5,856.	274,000	424,100	424,100	Year End	1/4/2016
2015	101	FV	138,300	0	5,856.	232,300	370,600	370,600	Year End Roll	12/11/2014
2014	101	FV	138,300	0	5,856.	220,400	358,700	358,700	Year End Roll	12/16/2013
2013	101	FV	138,300	0	5,856.	209,700	348,000	348,000		12/13/2012

PRINT

Date	Time
12/10/20	21:57:08

LAST REV

Date	Time
11/02/16	15:01:01
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7301

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAVALLARO AUGUS	64403-446		10/23/2014	Estate/Div	390,000	No	No		
	11576-647		9/14/1968			No	No		Margaret Cavallaro dod 09/04/04

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2016	798	Solar Pa	3,402					
9/28/2015	1429	Heat App	14,000		9/28/2015			Install one HVAC s
3/19/2015	248	Addition	50,000					Build 2nd floor wi
10/16/2008	1302	Manual	4,400					construct new fr p

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2016	Info At Door	PT	Paul T
7/22/2016	Measured	PT	Paul T
5/26/2015	Permit Insp	PC	PHIL C
12/11/2008	Meas/Inspect	345	PATRIOT
12/11/2008	Meas/Inspect	345	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
3/15/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5856		Sq. Ft.	Site		0	70.	1.02	5									416,975						417,000	

Total AC/HA: 0.13444 | Total SF/SM: 5856 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 416,975 | Spl Credit | Total: 417,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29695010
Const Adj.:	0.99148500
Adj $ / SQ:	160.738
Other Features:	96070
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392113
Depreciation:	42348
Depreciated Total:	349764

COMMENTS

OF=SINK IN BMT SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB					

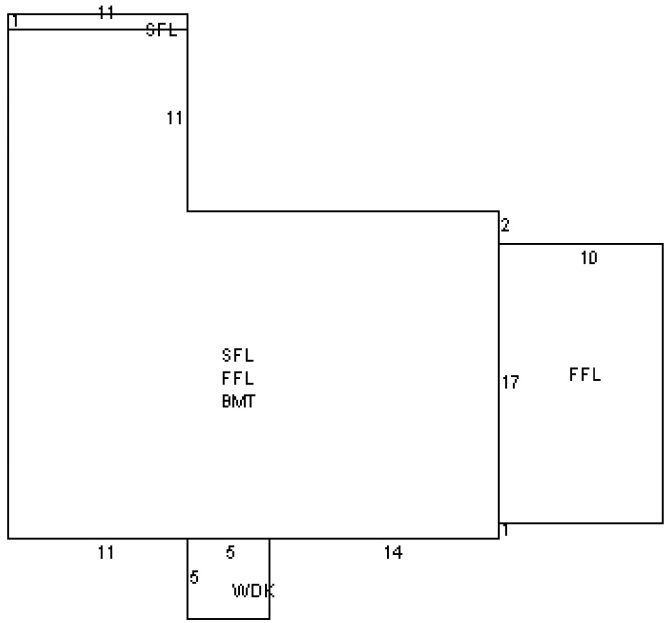
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.74
Special Features:	0	Val/Su Net:	147.66
Final Total:	349800	Val/Su SzAd	215.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	891	160.740	143,218
SFL	Second Floor	732	160.740	117,660
BMT	Basement	721	48.220	34,768
WDK	Deck	25	15.860	397

Net Sketched Area:	2,369			Total:	296,043
Size Ad	1623	Gross Are	2369	FinArea	1623

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0002-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: